BILL GARRETT, Davidson County
Trans:T20150025613 DEEDWARR
Recvd: 04/07/15 11:25 2 pgs
Fees:13.00 Taxes:880.60
20150407-0030385

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Frederick Celeste J. Frederick 6452 Paddington Way Antioch, TN 37013	Fifth Third Mortgage Company 5001 Kingsley Drive Cincinnati, OH 45227	151-9-A-341.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $238,000.00

Affiant

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 31st day of March, 2015.

Notary Public

My Commission Expires: 6/7/17
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Wahidi Construction, LLC, a Tennessee CorporationLimited Liability Company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brian Frederick and Celeste J. Frederick, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 260, on the Final Plat of Phase 3, Section 3A, Long Hunter Chase, of record in Instrument No. 20081014-0103114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wahidi Construction, L.L.C., a Tennessee limited liability company by Special Warranty Deed from JCH Development Company, Inc., a Tennessee corporation, dated June 11, 2014, recorded June 24, 2014, of record in Instrument No. 20140624-0055193, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to JCH Development Company, Inc. by Deed dated December 23, 1988, recorded December 30, 1988, of record in Book 7739, page 657, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **6452 Paddington Way, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **March, 2015.**

GRANTOR(S)

Wahidi Construction, LLC

By: Ahmad T. Wahidi, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared Ahmad T. Wahidi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Manager of Wahidi Construction, LLC, the within named bargainor, a limited liability company, and that such Ahmad T. Wahidi, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal on this the **31st** day of **March, 2015.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016